



The Townhomes at Stanton Square

May, 2007

05-35
29



ZONING COMMISSION
District of Columbia
CASE NO. 05-35
EXHIBIT NO. 29

The Townhomes at Stanton Square

Overview:

- Significant new affordable housing
- Large amounts of green space and "green" design elements
- Improvements to neighborhood appearance and institutions
- Significant community input



The Townhomes at Stanton Square

Site Plan:

- Outward focusing site plan
- Green space distributed throughout.
- Diversity of architecture and unit sizes throughout site.
- Adaptive to the site topography.
- Streets are architectural and landscaped environments.
- Street layouts designed to work with the community.



The Townhomes at Stanton Square

Site Plan:

- Approximately 8.1 acres, or 353,256 square feet.
- Sharp 30' plus grade drop across site.
- Bounded by Elvans Rd, Stanton Rd. and Pomeroy Rd.
- 187 proposed townhomes parked at 1.3 spaces per unit
- Project F.A.R. of 0.90
- 32 Internal street parking spaces.

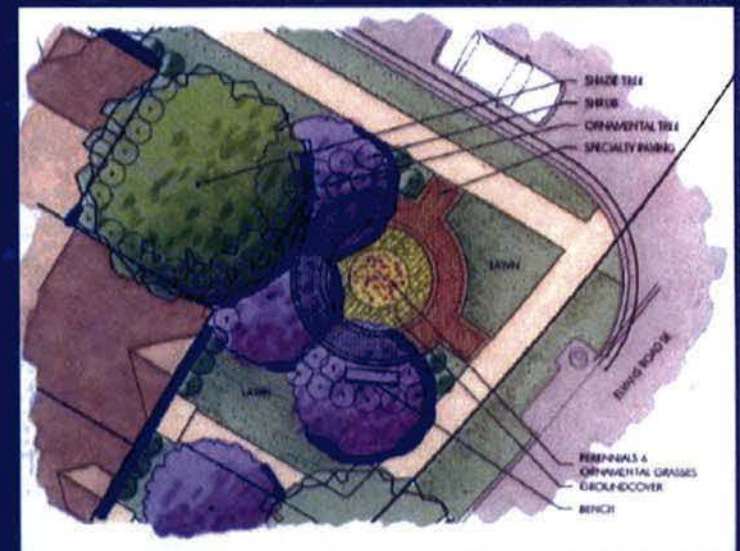
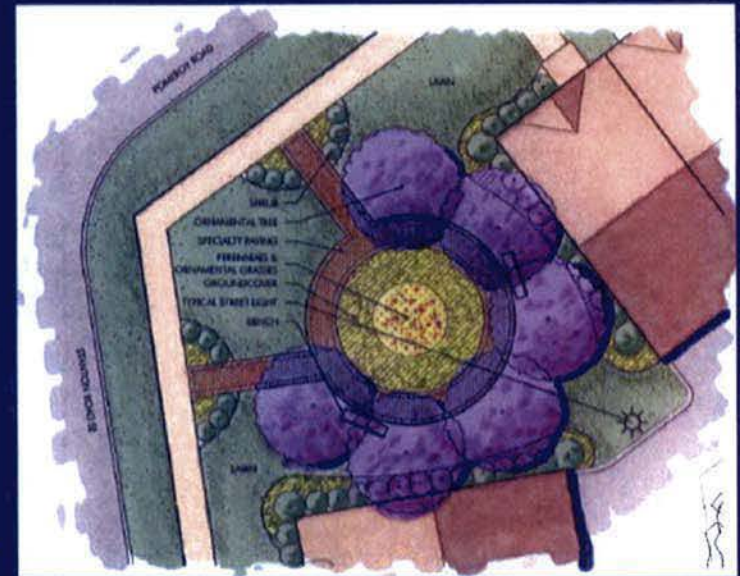


Building lot occupancy of 30.9%
Green space of 32.3%
Roadway area of 25.4%

The Townhomes at Stanton Square

Site Plan:

- The development creates pocket parks facing outward to the community for every ones use.



The Townhomes at Stanton Square

Site Plan:

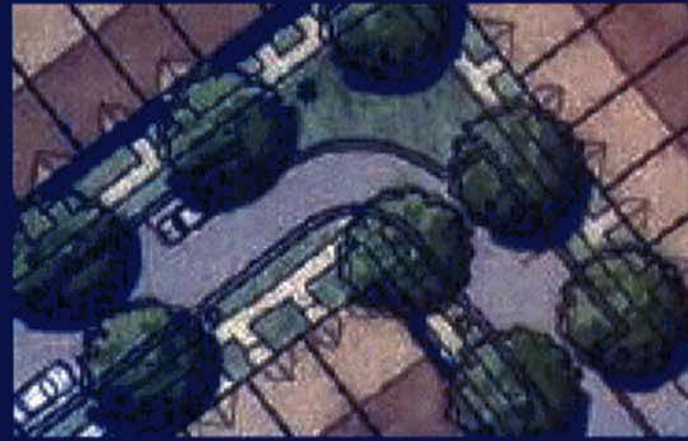
- 30 foot grade change has become a landscaped feature of the site.
- Internal alley greenspace is created.
- Children's play lot is provided.



The Townhomes at Stanton Square

Site Plan:

- Most of the greenspace is located along the street for everybody to use.
- The perimeter of the site faces out towards the community with greenspace and pocket parks.
- We have worked with DDOT to fine tune the street layouts and the required curb radiuses
- We have raised the Greenspace area to 32.3 % of the site and reduced the paved area.



Green Space: 114,078 Sq.Ft.

The Townhomes at Stanton Square

Architecture:

- Examples of similar architectural features and streetscapes.
- Creating an urban diverse architecture.
- Varying the scale and materials of the units.
- Creating a mix of styles through detailed entries and windows.



The Townhomes at Stanton Square

Architecture:

- The View Corridors are directed towards greenspaces.
- Public greenspaces are provided throughout the project at corners and along the street.
- The Townhomes are outward facing towards Elvans, Stanton and Pomeroy roads and the surrounding community.



The Townhomes at Stanton Square

Architecture:

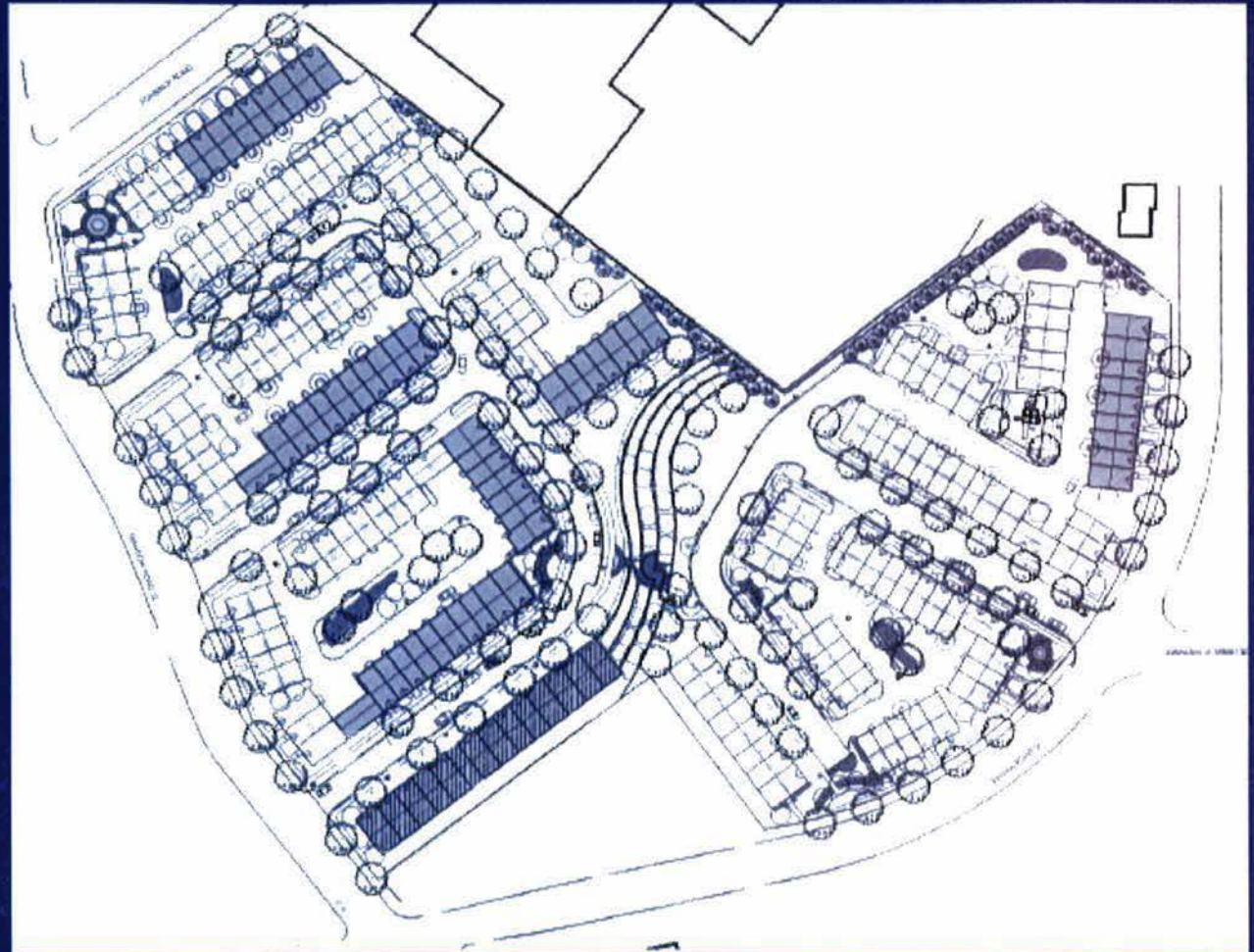
- The streetscape architecture varies in style and scale.
- Federal and Victorian styles.
- Two and three story units respond to the site grade as well as the create a variety in the streetscape.
- Market rate and affordable units are mixed throughout the site.
- The same materials and details are used on market and non market units.



The Townhomes at Stanton Square

Architecture:

- English basement townhome units are located to react to the variety of grade elevation changes on the site.
- Units are two and three level units 14', 16', 18', & 20' wide.
- Units are a variety of 2, 3 and optional 4 bedroom layouts
- Most of the units have rear entry integral one or two car garages.
- Front loaded garage 16' and 18' units with rear yards are located on the perimeter site.
- All of the units have a minimum of a brick water table to a full brick elevation.
- All elevations and colors will be pre determined to provide a strong streetscape feel.



The Townhomes at Stanton Square

Architecture:

- The proposed architecture is compatible with the materials and styles of the surrounding neighborhood.
- Provides a high quality of architectural surroundings and neighborhood living environment.
- Materials and front elevations are detail oriented in their design.
- A diversity of styles and scale is a strong selling point for this community.
- A pedestrian friendly environment is created throughout with stoops porticos and porches.



BRICK WINDOW TRIM
BRICK VENEER, TYP.

FRONT PORTICO
SIDING, TYP.
PANELED SHUTTERS, TYP.

GABLE TRIM

TRIM ENTRY DOOR FEATURE



BRICK STOOP TO GRADE

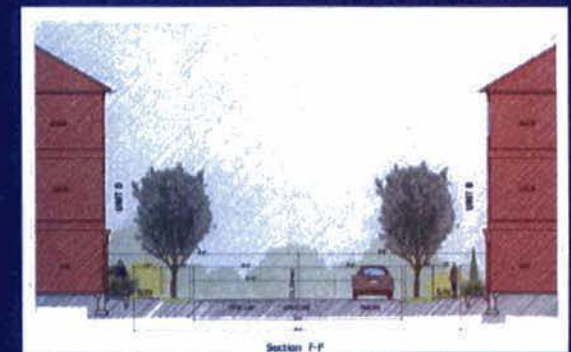
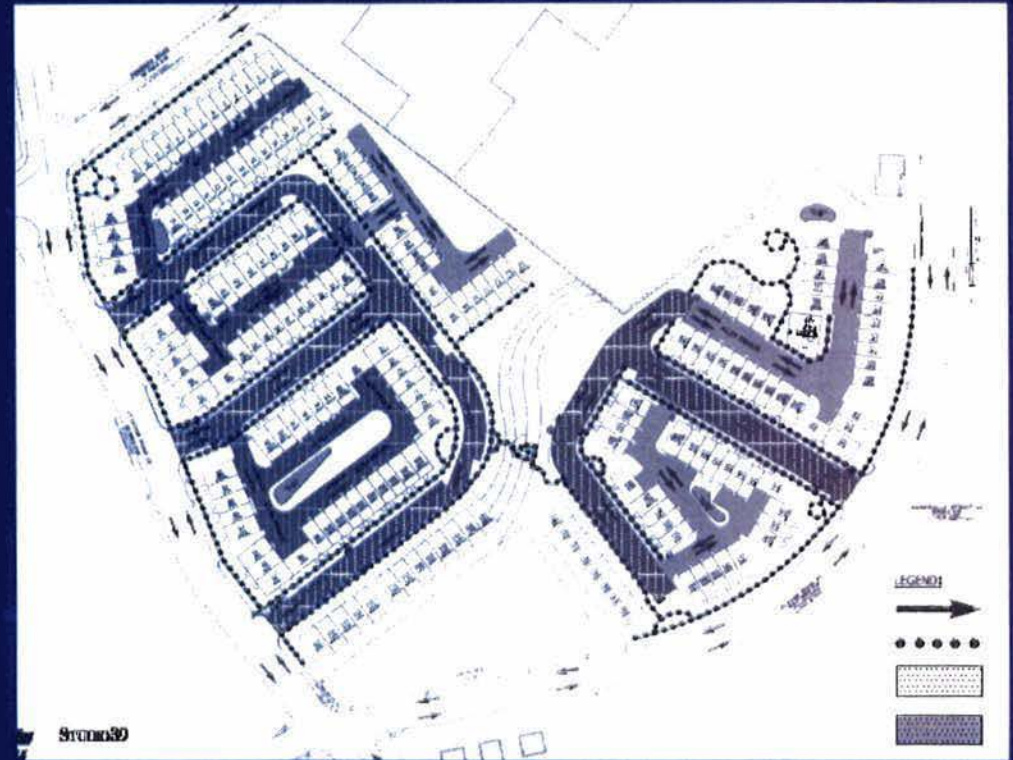
BRICK TO GRADE, TYP.

TRIM WINDOW HEAD FEATURE

The Townhomes at Stanton Square

Transportation Plan:

- One and two way streets with some on street parking.
- Private one and two way alley's.
- Street trees located in alleys and in street planting strips.
- Streets are designed with traffic calming measures.



The Townhomes at Stanton Square

Low Impact Design:

LID STRATEGIES

- FILTERRAS
- RAINGARDENS

RAIN GARDEN

FILTERRA

RAIN GARDEN

FILTERRA

FILTERRA

RAIN GARDEN

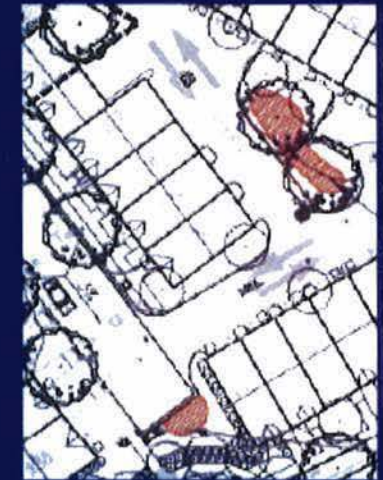
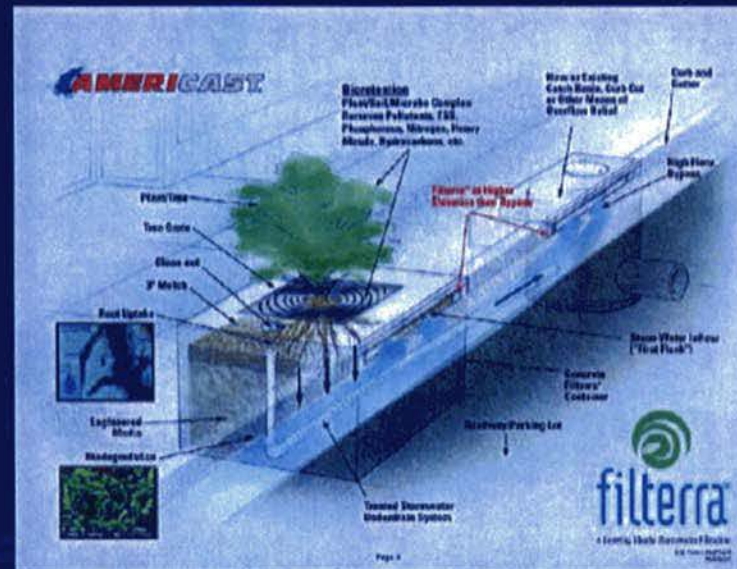
RAIN GARDEN



The Townhomes at Stanton Square

Low Impact Design:

- All alley and rooftop storm water runoff is controlled by low impact design systems.
- Filterra systems help reduce the flow as well as improve the quality in all of the alley's.
- Rain gardens also capture the alley and rooftop runoff that is not controlled by the filterra systems.



The Townhomes at Stanton Square Low Impact Design:

■ FILTERRA UNIT APPLICATIONS



The Townhomes at Stanton Square

Low Impact Design:

- RAINGARDEN EXAMPLES



The Townhomes at Stanton Square

Site Plan:

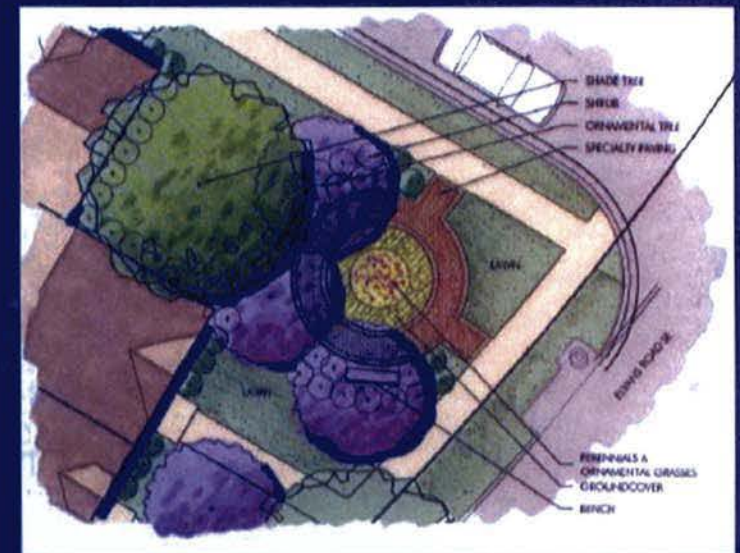
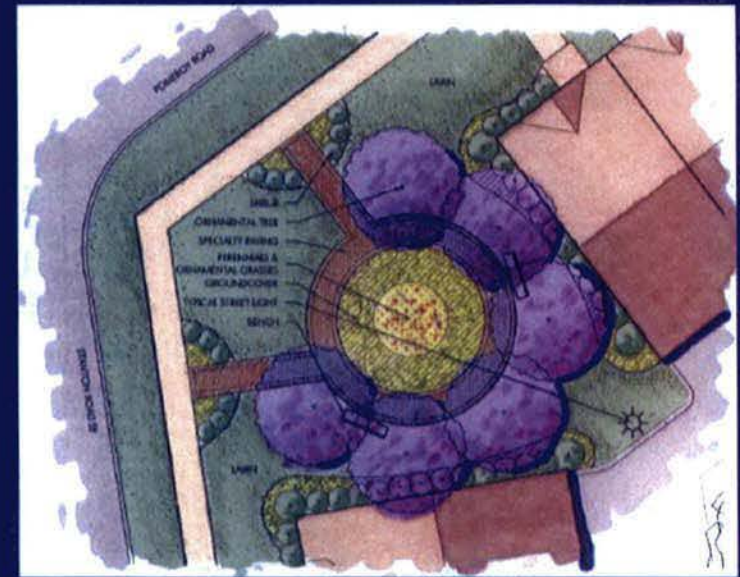
■ STREETScape IMAGES



The Townhomes at Stanton Square

Site Plan:

- The development creates pocket parks facing outward to the community for every ones use.



The Townhomes at Stanton Square

Street Architecture:

- STREETScape FURNISHINGS AND LIGHTING EXAMPLES



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Overview:

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- Improvements to neighborhood appearance and institutions
- Significant community input



The Townhomes at Stanton Square

History of Community Engagement:

■ **Meetings with SMD Lendia Johnson and ANC 8A:**

- December 2006 (twice)
- February 2007 (twice)
- March 2007
- April 2007 (3 times, once with over 70 residents of ANC Single Member District 8A07)

Non-profit institutions

- Linda Jackson, President of the East of the River Community Development Corporation (ERCDC) (5 times)
- Katrina Toews of the Town Hall Education Arts & Recreation Campus (THEARC)
- James Bunn and Al Williams of the Ward 8 Business Council
- Rev. Wardell Bonner of the St. John Christian Methodist Episcopal Church (twice)
- Anacostia Coordinating Council
- Ward 8 Economic Development Roundtable
- Ward 8 Annual Developers' Roundtable

The Townhomes at Stanton Square History of Community Engagement:

■ **City Officials**

- Ward 8 Councilmember Marion Barry
- Tom Brown of Councilmember Barry's workforce development task force
- Loretta Jones, Ward 8 representative to the District's Department of Parks and Recreation

The Townhomes at Stanton Square

Workforce Housing :

- At least 63 of the 187 townhomes will be reserved as workforce affordable housing units
 - > 20 for households earning up to 60% of area median income (AMI)
 - > 43 for households earning up to 80% of AMI

Home Buyers Program :

- Will co-ordinate with MANNA, Inc. to run homebuyers' workshops to help acquaint and prepare community members for homeownership

HOA Contribution :

- Horning Brothers will contribute \$250.00 per unit to the HOA

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Public Space Improvements:

- **\$30,000** for:
 - 30 new neighborhood trash receptacles
 - 30 decorative pole banners
 - 30 decorative pole brackets
- Will co-ordinate with ANC 8A and DDOT to determine location and maintenance

Fort Stanton Recreation Center:

- **\$30,000** to Fort Stanton Civic Association for computers and computer support for Fort Stanton Recreation Center

The Townhomes at Stanton Square

Signage in Neighborhoods:

- **\$15,000** for three signs welcoming visitors to Fort Stanton and Hillside neighborhoods:
 - Suitland Parkway at Stanton Road
 - Fort Place at Bruce Place (Anacostia Community Museum)
 - Martin Luther King, Jr. Avenue at Howard Road

The Townhomes at Stanton Square

Conclusion :

- Significant project amenities
 - Affordable housing
 - Green space
 - Neighborhood improvements and contributions
- Extensive history of community engagement and co-operation



The Townhomes at Stanton Square

Project Summary:

- 32.3% green space
- Paved area only 25.4%
- Advanced storm water management systems
- Tot lot
- Small parks available to residents of Stanton Square and surrounding community

